CITY OF SUNNYVALE CALIFORNIA

August 6, 2004

Amanda Estes
794 Steuben Dr.
Sunnyvale, CA 94087

Subject: Tree Removal Permit – 794 Steuben Dr., Sunnyvale, CA 94087
File No.: 2004-0584

Dear Amanda Estes:

The Department of Community Development has reviewed your application for a Tree Removal Permit for three Redwood trees in the rear yard at the above referenced address.

Approval is granted for the **two (2)** smaller trees, located along the side yard. These trees are diseased or damaged; therefore a Tree Removal Permit has been granted. If there is any question as to which trees have been approved for removal, please contact the City staff listed at the bottom of this letter.

The Department of Community Development has **denied** your request for removal of the **largest Redwood tree**. In order to grant a tree removal permit, at least one of the following findings is necessary: (1) the tree is not healthy, (2) it represents a potential hazard, or (3) it restricts the use of your property or your neighbor's use of their property. Based on an examination of the subject tree, none of these findings can be made. The subject tree appears to be healthy and there is no immediate cause for its removal.

The Sunnyvale Tree Preservation Ordinance was adopted to protect the diversity of trees in Sunnyvale. Trees are a valuable asset to the community in terms of aesthetics, protection of habitat, and enhancement of economic value of property and may be removed only under the circumstances noted above.

You may appeal this decision to the Planning Commission by filing a written appeal within fifteen calendar days of the receipt of this notice. There is a $100.00 filing fee for the appeal.

According to the Sunnyvale Municipal Code, Section 19.94.080, any tree removed is required to be replaced. The City requires that **two (2) 15-gallon replacement trees** of any suitable species that will mature to a medium size may be planted anywhere on the site where they can grow to maturity unimpaired. You may refer to the enclosed Water Conserving Plant list to assist you in tree selection based on growth rates, height, spread, and other factors for tree management. Please complete and mail the enclosed green postcard to let us know when the replacement trees have been planted.

If you do not wish to plant the replacement trees, or do not have room for the replacement trees, a $210 in-lieu fee for each replacement tree not planted shall be paid to the City of Sunnyvale. Funds are used to plant trees on public property within the City. Checks shall be made payable to the City of Sunnyvale (please include your driver's license number on the check), and are due within 90 days of the date of this letter. Please include "Attn: Planning Division" on the envelope.

If you need assistance with replacement tree selection or have questions on tree maintenance, you may consult with the City Arborist, Steve Sukke, at (408) 730-7505. If you have any questions regarding this permit, please contact me at (408) 730-7437. Thank you for your cooperation.

Sincerely,

for Shétal Divatia
Associate Planner

Encl: 1. Water Conserving Plant List
2. Replacement Tree Postcard